



## **PRESS STATEMENT**

**NJ2-40 GROUNDBREAKING  
DR. DANIEL W. BLUE, JR.  
NHA EXECUTIVE DIRECTOR  
APRIL 25, 1991**

*In townhouse development NJ2-40, the NHA is building high-quality, affordable rental housing at a time when it is greatly needed. Currently, there are an estimated 16,000 homeless people living in our city's emergency shelters, train stations, bus shelters, alleys and doorways. While the NHA continues to rapidly renovate apartments and take names off of our waiting list, the list is constantly replenished with new families desperately seeking homes. While we are working hard to quickly build quality, affordable housing, the NHA can not do it alone. The schools, churches, businesses and all aspects of society must become involved if we are to form viable solutions for the future. We must work collectively to arrive at the answers.*

*Federal housing programs have been cut nearly 80% over the last eight years, from more than \$32 billion per year to less than \$8 billion per year. Out of the small amount of dollars being allocated from HUD for public housing construction in the country, the NHA is at the forefront of new construction. With the construction of this townhouse development, the Newark Housing Authority will be one of the few agencies producing affordable housing at this time. This development, NJ2-40, is the first 100 units in a total of 1,777 to be built by the NHA over the next five years.*

*The townhouses are being built in stable neighborhoods where people work and live. We are determined not to repeat the mistakes of the past where large numbers of units were built on isolated islands without immediate access to stores, shops and schools. They are interspersed throughout an already thriving community. The residents will have access to stores and services and will not be long bus rides away from these necessities. The design of the new units will blend into the existing residential neighborhoods.*

- more -

**Dr. Daniel W. Blue**  
**Press Statement**  
**NJ2-40 Groundbreaking**  
**April 25, 1991**

Page 2

*As executive director of the NHA, I am extremely grateful for the cooperation demonstrated by our Mayor, the Honorable Sharpe James, President Ralph T. Grant, Jr. and the City Council, the NHA Board of Commissioners and to HUD for all of their support and assistance in getting this public housing development underway.*

*Finally, I wish to publicly express my confidence in our new director of construction and redevelopment, Mr. Joe Bianco and in our developer, Serenity Redevelopment Group of Kinnelon, N.J. They will be utilizing the "turnkey" method of construction, which means the development firm will be responsible for the construction of the site.*

*Serenity was selected from among eight developers who submitted proposals for the development. Additionally, Day and Zimmerman, a construction management firm, has been hired by the NHA to monitor the progress of the project. With this construction team, I am confident that these townhouses will be built solidly and expeditiously.*

###

## Newark agency hires townhouse developer

By REGINALD ROBERTS

The Newark Housing Authority has designated a city developer to build a \$19.7 million housing complex, including 194 townhouse apartments, toward compliance with a federal court agree-

---

*'The NHA's goal to build safe, decent and sanitary housing which is indistinguishable from existing architecture will soon be realized.'*

—Daniel Blue Jr.

---

ment to maintain the city's public housing stock.

The board of commissioners, in a unanimous vote during its monthly meeting, yesterday approved a resolution naming Kemco/Zak Development Co. Inc. as developer of the project.

Under the project, townhouses would be constructed on 26 scattered sites in the North and West wards, said NHA Chief of Staff Benjamin Quattlebaum. He said the townhouses will be built near the former Columbus Homes and along Highland Avenue in the North Ward and in the Roseville district of the West Ward.

"The NHA's goal to build safe, decent and sanitary housing which is indistinguishable from existing architecture will soon be realized," said NHA Executive Director Daniel Blue Jr. in a prepared statement. Blue, who was being honored by a group of housing administrators, did not attend yesterday's board meeting.

Blue said the naming of Kemco/Zak is the second in a series of actions planned to reach a goal of 465 units so the proposed demolition of Columbus Homes can begin.

The first designation was granted to Serenity Redevelopment Group of Kinnelon, which was contracted to build 100 townhouse apartments in the South and Central Wards, he said.

The Kemco/Zak project will include 136 three-bedroom units, 48 four-bedroom units and 10 five-bedroom units, Quattlebaum said. Thirteen units will be equipped for tenants with hearing, vision and mobility impairments, he added.



# HOUSING AUTHORITY OF THE CITY OF NEWARK

Zoning and Urban Development

ST. SUSSEX AVENUE • NEWARK, NEW JERSEY 07102-3962  
TELEPHONE 201-430-2430 FAX 201-642-1242  
EXECUTIVE DIRECTOR • DR. DANIEL W. BLUM, JR.

THE STAR-LEDGER, Thursday, January 24, 1991

## Newark agency details plans for townhouses

By BARRY CARTER

The Newark Housing Authority (NHA) told federal and local officials yesterday of the agency's modernization and demolition plans and a five-year project to build 1,777 new units of scattered townhouses throughout the city.

"This is going to be one of the most active years in the history of the housing authority," said NHA Executive Director Daniel Blum.

"These are very, very exciting times for the Newark Housing Authority," he said.

Blum said this is the first time the NHA has been able to present construction, demolition and modernization projects to city, school and federal officials.

During the presentation, which was held in Newark, the NHA staff said the authority's plans include demolition of 11 family high-rises, \$136 million worth of construction for scattered townhouse units, and a \$350 million comprehensive modernization plan for improvements to 2,421 units as well as management, maintenance and security.

The construction phase of the project results from a 1969 court order, which said if the NHA knocked down high rises, it had to build a certain number of units to replace the demolished buildings.

Under the first part of the plan, the NHA must build 465 units of housing before destroying four high-rises, said Joseph Bianco, NHA's director of redevelopment.

Bianco said the NHA is scheduled to break ground for the first 100 units in March, which should be ready for occupancy by September of 1992.

He said the authority has the land for most of the units, except for 548 units.

When all of the townhouses are finished, 767 units will be located in the Central Ward, 512 in the South Ward, 172 in the North Ward and 78 in the West Ward.

The authority has funding for 659 of the 1,777 units, with the remainder waiting allocation from the U.S. Department of Housing and Urban Development (HUD), said Ben Quattlebaum, NHA's chief of staff.

Quattlebaum said the authority is behind in construction of housing because of the court order.

"The court settlement, which took nine months, put construction projects on hold," he said. "If it were not for that situation, we would be much further along down the line."

He said the authority wants to fast-track the project by using the "turnkey method," which removes the NHA from the construction process and requires payment to the developer when the job is complete.

Theodore Britton Jr., manager of the Newark Office of HUD, said it is important for the NHA to work closely with the city, school board, residents and businesses.

With all of the activity planned, Britton said the NHA has come a long way since 1979, when it was designated as a financially troubled housing authority.

"They are on an upward curve now," he said. "There's still some deficiencies in operation, but they are being rapidly solved."

Richard Monteith, Newark's business administrator, said he was impressed with the NHA presentation.

"The mayor believes high-rise buildings are not suitable for human habitation in the manner they have been developed in the past," Monteith said.

"He wants to see more human scale housing that builds self-esteem for people," he said.

Other officials at the meeting included Newark City Council President Ralph Grant and Councilmen Henry Martiner and George Branch. Eugene Campbell, executive superintendent of Newark schools; the Rev. Perry Simmons, Newark school board president, and board members Charles Bell and Mary Darden.

## Housing agency gains local, federal support in push to build new units

By BARBARA KUELLA

The Newark Housing Authority (NHA) has won the support of federal, city and board of education officials in its effort to put plans for constructing 1,777 new housing units on "a fast track."

According to Benjamin Quastlebaum, chief of staff to NHA Executive Director Daniel Blue Jr., the agency plans to spend \$150 million over the next five years to increase its housing stock from 8,262 units to 12,464 units, a 51 percent increase. The new housing essentially will replace 11 high-rise buildings at Columbus and Kretschmer homes, scheduled for demolition phased over a two-year period beginning in March.

The NHA wants to speed up what ordinarily is a complex and lengthy process—one that requires 43 construction and 22 demolition steps for each building or project—by "enlisting and harnessing the assistance, cooperation and collaboration" of city and federal entities involved in land acquisition and the approval process.

During a briefing Wednesday at the Holiday Inn North near Newark International Airport, those sources of cooperation were granted immediately and with verve by federal, city and school board officials and the president of the Newark Tenants Council, who pledged support to a cooperative effort to "move Newark's renaissance forward."

Theodore Britton, Newark manager of the U.S. Department of Housing and Urban Development (HUD), which provides funding to the NHA, commended Blue and other administrators for pulling the agency on a sound financial footing.

"Not so long ago, the Newark Housing Authority was financially troubled," Britton said. "Today, it has 100 percent reserves. As a former banker, I can tell you it's doing good."

Britton's big news was announcement of HUD site selection approvals for two projects, one for 124 new public housing units and the other for an additional 194 units.

HUD's Newark office and the NHA "work very closely together," Britton added, characterizing a recent council resolution "seeking a stronger role in NHA management" by his office as "well-intended" rather than of major concern.

If the NHA does not use federal dollars efficiently, Britton said, "believe me, we will pull them back."

Richard Monteith, the city's business administrator, said the city, de-

spite fiscal constraints and a need to make "surgical cuts" in the 1991 budget, will not forsake its commitment to the delivery of services and housing for the poor.

"If we leave poor people out (of the city's rebirth), it will be very demoralizing to those who can see the contrast," Monteith said.

"We must give people a decent environment in which to live."

"We must galvanize our commitment," he told the group. "We must work as family. I view Dr. Blue as my brother. He's sincere and honest and I believe the same thing of (Executive Schools Superintendent Eugene) Campbell."

Pledging his continued support to the joint effort, Municipal Council President Ralph Grant added, "Don't think anyone can doubt the sincerity of Dr. Blue."

In spite of "some differences in the past," he said, the Newark Housing Authority and the council can "work together to deliver services in a timely fashion."

Grant said he strongly supports the demands of the Newark Tenants Council for stronger security measures at public housing complexes.

According to Mary Rone, president of the tenants council, tenants have appealed fruitfully for years to the NHA for security services to assure their safety and protection.

Recent improvements, she said, have been made by shifting funds in the NHA budget from maintenance and repairs.

"We need to be a part of the planning process," Rone told the NHA leaders and their guest. "We need to be involved in any decision-making that deals with the lives of people who live in public housing."

Another major problem, according to Blue, is evictions.

"The tenants have promised to take the leadership in evictions," he said, noting that a Feb. 8 tour of public housing is planned to address problems of security, trespassing, eviction and lease enforcement.

As part of the cooperative effort with the city, he said, Monteith and Police Director Claude Coleman have agreed to take part.

The Rev. Perry Simmons, president of the Newark Board of Education, said it is incumbent upon the board and NHA to interact so that the board will know where to provide outreach services and build new schools.

Blue, he said, "put me in a bind when he closed Columbus Homes—with all those teachers and no students."

Quoting from the Bible, Simmons likened the city of Newark to a

house, which "if divided against itself, will fall."

As parts of the whole, Simmons said, the board, the NHA, city government and tenants must "pull together" to assure progress. The board, he said, is committed to working cooperatively with all other entities.

"If the renaissance is to be truly effective, it has to come about through the united efforts of housing, education and government," Campbell told the group. "We are working to move forward by coalenancing with everyone—parents, students, the business community and civic leaders."

Presently, he said, it costs \$40,000 a year to educate each young person who forsakes education and productivity for a life of crime.

"Our (the board's) motto is 'Together We Can Educate Our Children.' We can make a difference," he said.

According to Joseph Bianco, the NHA redevelopment director, the agency currently has 8,262 habitable units and another 1,431 in need of modernization. Over a 10-year period, more than \$350 million will be allocated for the modernization of public housing projects, he said.

With respect to construction, Bianco said, "We are looking for expedited, fast-track processing."

With the cooperation of all involved, he said, considerable steps can be cut and time saved.

In summary, the building schedule calls for ground to be broken for 46 new housing units in the South Ward and 14 in the Central Ward in March. Construction of 124 units in the Central Ward for which Britton approved site selection last week is slated to begin in May.

The 194 units for which he gave the go-ahead will start going up in August (146 units in the Central Ward and 48 units in the East Ward), as will another 194 units (116 in the North Ward and 78 units in the West Ward).

By year's end, the NHA also expects to start construction on an additional 47 Central Ward units. The first 104 units are expected to be occupied by September 1992 and the last 47 by March '93.

Another 18 projects (1,118 units) are on the drawing boards with construction slated for 1992, '93 and '94, and occupancy occurring between 1993 and 1995. According to Bianco, specific sites for 648 units have not yet been acquired. About 35 acres are needed, he said.

The demolition schedule calls for the remaining buildings at Columbus Homes to be razed between June and December and demolition at Kretschmer Homes to take place between October and January 1992.

---

# HOUSING AUTHORITY

A large, light blue graphic in the background of the central box. It depicts a stylized house with a chimney. Inside the house, there are several stylized human figures of varying heights, suggesting a family or a community. The entire graphic is rendered in a simple, blocky, geometric style.

## THE BLUE REPORT

A Report on Accomplishments and Status Update  
on the Operations of the  
Housing Authority of the City of Newark  
under the Administration of  
Dr. Daniel W. Blue, Jr., Executive Director

January 1989 - October 1990

# OF THE CITY OF NEWARK

---

## Centralization of Contracts

The NHA contracting process has been centralized in the Contracts Division, which is charged with monitoring contract compliance and contractual performance. Previously, contracts were awarded by individual departments. The new system allows the Authority to better control and monitor the status of contracts.

## Increased Rent Collection

The NHA has improved its overall rent collection system. The current rent collection rate is approximately 90 percent.

## Riverfront Project

On October 23, 1989, the NHA announced plans for a \$400 million waterfront project with Capital Hill Investment Corp. of New York for a 2-million square foot riverfront redevelopment project that is scheduled to include offices, condominiums, a hotel, retail establishments and multilevel parking.



## ATO Tour/City Council

The NHA staff and City Councilmen Henry Martinez, Gary Harris, George Branch, and Ralph T. Grant, Jr. inspected apartments at Hyatt Court that had been prepared by the Authority's Apartment Turnover Teams (ATO) on Friday, February 9, 1990. The walking tour included visits to several apartments that have been occupied by families from the NHA waiting list.

## NHA Tour/HUD Officials

Top HUD officials Anthony Villane, Theodore Britton, Joseph Lynch and Diane Johnson visited the NHA on March 1, 1990 to tour and inspect NHA operations. The HUD executives, along with Dr. Blue and NHA staff visited the Mini Police Precinct at Stella Wright Homes, Columbus Homes, Broadway Village and Stephen Crane Village.

## Law Enforcement Strategy Seminar

NHA officials held a meeting with area law enforcement officials to discuss the problems of crime in public housing on March 12, 1990. One of the outcomes of the session was the consensus to form steering committees to address specific problem areas and to determine the appropriate responses. Present at the meeting were representatives from the Essex County Sheriff's Office, the Newark Police Department, Rutgers University Police and the Essex County Prosecutor's Office.

## Operation Clean Sweep Training

Chairman Zinnerford Smith, Dr. Blue and several staff members visited the Chicago Housing Authority (CHA) May 9-10, 1990 to learn more about its Operation Clean Sweep Program and to tour CHA sites that have been secured. The program is designed to eliminate drug activity and related crime through the use of stringent security measures, rehabilitating and renting vacant apartments, and evicting undesirable and illegal residents.

## Residents/Employees Recognition Program

The NHA Employee and Resident Recognition Program was held on May 10, 1990 at the Quality Inn, Newark. The selection of residents for recognition was based on outstanding community service. The selection of employees was based on outstanding work performance. Over 200 employees and residents attended the affair.



(Continued) . . .



### Mini Retreat

The NHA held a Commissioners Mini Retreat on June 22-23, 1990 at the Newark Airport Marriott Hotel. The retreat provided an opportunity for NHA Commissioners Zinnerford Smith, Lynell Robinson, Charon Motayne and Gloria Cartwright to learn more about the focus and direction of the NHA. In addition to presentations provided by NHA departments, the program also included a presentation on team building by Joseph Albanese, a trainer for the National Association of Housing and Redevelopment Officials (NAHRO), and remarks by Gordon Cavanaugh, Esq. and HUD representatives Theodore Britton, Jr. and Julie Fagan.

### Networking with City Powers

Assistant Executive Director Benjamin Bell discussed the merits of a collaborative venture between the City of Newark, the Newark Board of Education and the NHA with staff from the Office of Affirmative Action and Councilman Donald Bradley at a meeting on June 13, 1990. The project, Urban Youth Corps Expansion Program, will involve hundreds of 16 to 21 year old men and women in educational and work programs, with the purpose of future vocational training and employment.

### New Daycare Center

On June 22, 1990, NHA officials visited the Friendly Fuld Neighborhood Center, located at Hayes Homes, to meet with its Board of Directors and to reaffirm the NHA's commitment to provide the necessary resources to insure the complete renovation of the Center. The visit also included a tour of the Center, which will provide day care and after-school programs for the community.

### Blue appointed to National HUD Drug Crisis Team

Dr. Blue was selected to become a member of the Regional Drug Crisis Response Team by the U.S. Department of Housing and Urban Development. On July 23-28, 1990, Dr. Blue, the only executive director selected from the state of New Jersey, joined other executive directors from public housing authorities from throughout the nation in Miami, Florida to participate in "Operation Jumpstart" training. The HUD initiative is designed to assist public housing authorities in responding to emergency situations and in swiftly gaining control of developments in crisis. The intensive training program focused on conflict management, team building, cultural sensitivity and the study of various crisis response models.

### Blue to Serve on Distressed Housing Commission

Dr. Blue has been appointed to serve as a member of a newly-created, 18-member National Commission on Severely Distressed Public Housing by the Public Housing Authorities Directors Association (PHADA). All 18 nominees required the approval of Congressional staff. The body will identify housing projects suffering from severe distress and adopt a national plan and strategy aimed at eliminating distressed housing problems by the year 2000. Commission members also will be authorized to hold hearings and draft new rules and regulations.

### Transfer of Employees to the Complexes

On August 9, 1990, the NHA reassigned 42 employees from the Authority's central offices to various public housing complexes throughout the city. The move is designed to improve residents' living conditions and strengthen NHA field operations through increased manpower. NHA Directors and key top-level staff persons conduct monthly inspections in the field and spend one day each month working at the various complexes.

(Continued) . . .

### **Annual Employee Picnic**

The NHA conducted its annual family picnic on Saturday, August 11, 1990. The purpose of the fun-filled event is to promote camaraderie and increase employee morale.

### **Minority Business Workshop**

The NHA conducted a Minority and Women's Business Enterprise workshop on September 11, 1990, 5 p.m. to 8 p.m. at the Newark Quality Inn. The program is designed to provide minority vendors and contractors with technical assistance, with a goal of improving their overall business management skills and knowledge of the competitive bidding process. Presenters included Walter Frye of Frye/Williams, certified public accountants; Pablo Rivera, fair housing opportunity specialist with HUD; and Jim Blou of the Newark Economic Development Center.

### **NAACP Youth Awards**

On September 17, 1990, some 140 public housing youths received memberships into the National Association for the Advancement of Colored People (NAACP), on behalf of Dr. Blue in the NHA Boardroom. The memberships were donated to the youngsters to encourage and motivate them, broaden their exposure and provide opportunities to develop leadership skills.

### **NHA Scholarship Foundation Annual Awards**

The NHA Scholarship Foundation held its third annual scholarship dinner, "A Salute to Excellence," on Friday, September 21 at the Marriott Airport Hotel. This year's six recipients were each awarded scholarships in the amount of \$2,000 to help offset college tuition and expenses. This year's recipients were Robin M. Moses of Stella Wright Homes, Ibn Samad Onque of Baxter Terrace, Nasr A. Ismail of New Horizons, Rosa J. Jimenez of Baxter Terrace, Erica Yarbrough of Seth Boyden Court and Ardwin Way of Pennington Court.

### **Public Employees Charitable Campaign Record Breaker**

NHA employees raised \$20,800 in the 1989/90 Public Employees Charitable Campaign breaking last year's record of \$12,000. Most NHA departments and divisions tallied in with 100 percent participation.

### **Full-time Legal Department**

The administration instituted a new policy to extend the work hours of the Legal Department to maximize the efficiency in litigating NHA cases.



### ATO Teams

The ATO teams have consistently exceeded the mark to provide housing for over 800 families from the NHA waiting list. Since the ATO teams made their debut over a year ago, hundreds of vacant apartments at various public housing complexes throughout the city have been renovated and the newly rehabilitated units have been rented out to needy families. As of September 1990, the figure for the number of apartments renovated by the ATO teams was 1,515.

### Operation Clean Sweep Training Program

The NHA received final training and briefing on Operation Clean Sweep by officials from the Chicago Housing Authority on July 31, 1990 at the Newark Airport Marriott Hotel.

### Management Decentralization Program

The NHA instituted a pilot program that centers on the decentralization of management and maintenance at Butler Terrace and Bradley Court effective June 4, 1990. The utility of this management strategy is being explored in an effort to both improve and increase services to residents. In effect, this method will give more responsibility to managers at the site level, who will have increased responsibility and accountability of all aspects of management including budgetary development. The outcome of the demonstration program will determine whether the program will be expanded to include all complexes.

### Operation Clean Sweep

The NHA conducted its first in a series of "Operation Clean Sweep" activities at the Stella Wright Homes, Building #6, on Wednesday, August 22, 1990. The operation began at 7 a.m. with a staff orientation, led by Housing Management Director Denise Coleman. NHA staff, along with 30 Newark police officers assigned to the project, subsequently conducted apartment inspections to identify unauthorized persons, to determine the condition of the unit and to conduct emergency repairs. Photo identification cards were also issued to residents, ages 12 and over, to prevent unauthorized entry to the building and all common areas were secured. "Operation Clean Sweep" is a comprehensive drug elimination program designed to improve living conditions for residents living in public housing complexes.

### Kimi Gray Visit

Ms. Kim Gray, chairperson of the Kenilworth Parks and Resident Management Corp. in Washington, D.C., brought her message of hope and inspiration to more than 300 public housing residents when she visited Walsh Homes and Stella Wright Homes on September 19, 1990. The NHA also hosted a reception at the Newark Public Library to welcome Ms. Gray to the NHA on September 18, 1990. The business community and various public officials also had the opportunity to hear Ms. Gray explain how she mobilized community and HUD support and transformed her public housing development into a model complex at a luncheon in her honor at the Vista Hotel. Ms. Gray has received national recognition for championing the cause of resident management and resident empowerment to promote better living conditions in public housing. The reception was made possible through a joint venture between the Mid-Atlantic National Bank and the Newark Public Library and the luncheon was supported by Prudential Insurance Company.

### Closing of Columbus Homes

The NHA officially closed the last remaining occupied building at Columbus Homes and closed the entire complex on October 3, 1990, 35 years after the complex first opened.

### Increased Services to Residents

The NHA hired night coordinator to coordinate maintenance activity citywide at all NHA complexes to effectively respond to and address residents' needs and emergency maintenance services during evening hours.

### Revised Occupancy Policy

The NHA Board of Commissioners revised the occupancy policy regarding admissions, occupancy and rentals at all NHA complexes. In addition, a pet policy was established to control the animal population on NHA complexes.

### Reduced Work Order Backlog for Residents

Over a nine-month period, the Department of Housing has worked to significantly reduce the backlog of work orders for residents' services.

The NHA has been awarded the following grants in the area of security/drug elimination, totaling \$2,476,840, since January 1, 1989.

**1. Newark Drug-Free Housing Project.** Funded by the State of New Jersey Department of Law and Public Safety in the amount of \$275,000. This is a one-year model program, targeted at NJ-2-1, Seth Boyden Court, which provides a coordinated approach to drug elimination. It is being coordinated through a joint effort of the NHA and the Newark Police Department, and involves: (a) the assignment of Newark Police Officers to patrol the site; (b) the cooperation of the Essex County Prosecutor's Office and the Greater Newark Coordinating Council to provide undercover and clean sweep operations at the site; (c) the development of law enforcement programs aimed at establishing positive relations with youth; and (d) the cooperation of the Essex County Prosecutor's Office in presenting "Defenders Against Drugs" programs at the local elementary schools. The program began July 1, 1990.

**2. FFY 1989 Public Housing Drug Elimination Program.** Funded by the U.S. Department of HUD in the amount of \$250,000. This pilot project is a comprehensive multi-component program designed to eliminate drug activity and secure from unauthorized access three of the seven family high-rise buildings at Stella Wright Homes. The sweep operation of the first building occurred on August 22, 1990.

**3. FFY 1990 Public Housing Drug Elimination Program.** Funded by the U.S. Department of HUD in the amount of \$1,116,000. This project is a continuation and extension of the FFY 1989 PHDEP, and includes a comprehensive, multi-component program designed to eliminate drug activity and secure from unauthorized access the remaining four buildings at Stella Wright Homes and the extension of the program to Walsh Homes.

**4. Training Grant for NHA Security Bureau.** Funded by the State of New Jersey Department of Community Affairs in the amount of \$40,000. The purpose of the grant is to provide for the training of unarmed NHA security personnel as Special Law Enforcement Officers at the Newark Police Academy and to pay for the purchase of their weapons.

**5. Community Investigation Unit.** Funded by the U.S. Department of HUD in the amount of \$331,340. The purpose of the grant is to provide for the salaries of Law Enforcement Officers who will comprise this new unit. They will address the problems of disruptive tenants and drug-related crime through the effective screening of new tenants, the investigation of problematic current tenants, and the education of both residents and tenants regarding the problems caused by drug use and how to deal with them more effectively.

**6. Tenant Security Awareness Program.** Funded by the U.S. Department of HUD in the amount of \$277,500. The purpose of the program is to generate interest for and implement Tenant Security Patrol Programs at a NHA site. The NHA, in conjunction with the Newark Police Department, will design and provide an intense training program that will take place in a retreat format. The program will include techniques a method of crime prevention, observation and reporting, radio communication, legal restrictions, safety, leadership training, group skills building, and canvassing and organizing techniques.

**7. Target-Hardening of Elderly Developments.** Funded by the Essex County Division of Aging in the amount of \$187,000. The following security measures were implemented: (a) the installation of security doors with four-way locking mechanisms on the rear and side entrance doors of 25 elderly buildings, (b) the installation of five-foot high wrought iron fencing around 6 buildings at 2 elderly developments, and (c) the installation of security telephones in the lobbies of all 25 elderly buildings throughout the city, allowing residents direct access to the NHA Security Bureau dispatcher.

## MODERNIZATION

In 1989, the NHA received the largest award in the state - \$18 million from HLD - to conduct modernization work at all NHA sites. Additionally, the NHA earmarked approximately \$7 million for asbestos removal and made it a top priority.

### **Work completed within the last 12 months includes:**

- Electrical upgrading at Seth Boyden Court - \$1,500,000
- Electrical upgrading at Kretschmer Homes - \$600,000
- Installed smoke fire alarm system at Kretschmer Homes - \$160,000

Replaced or rehabilitated emergency fire pumps at Kretschmer Elderses, Seth Boyden Elderses, Baxter Elderly and Scudder Homes \$419,000

\$2.2 million expended to complete facade restoration at Seth Boyden Elderses, Baxter Terrace Elderly and Stephen Crane Elderly

Over \$3 million spent to rehabilitate elevators at Stella Wright Homes, Walsh Homes, Kretschmer Homes, Hayes Homes, Baxter Terrace Elderly and Stephen Crane Elderly

Boiler room modernization at both Seth Boyden Elderly complexes and Stephen Crane Elderly complexes and Stephen Crane Elderly, N.J., 2 21D - \$3 million

- Constructed a new day care center at Scudder Homes - \$580,000
- Constructed a new day care center at Hayes Homes - \$500,000
- Replaced roof at Scudder Homes, Building #6 - \$106,000
- Replaced roof at Administrative Building - \$145,400

### **Total Expenditure - Approximately \$12,650,000.**

**Contracts awarded during the last 12 months (work currently in progress) include the following:**

- Fire Escapes - Second Means of Egress - Seth Boyden, Baxter Terrace, Hyatt Court, Felix Fuld, Terrell Homes, Bradley Court - \$5.9 million
- Fire Escapes - Second Means of Egress - Pennington Court - \$841,000

### **Asbestos Abatement:**

- Pennington Court - \$180,000 - Terrell Homes - \$632,000  
Walsh Homes - \$375,000 - Hayes Homes Elderly - \$73,000
- Electrical upgrade - Hyatt Court - \$1.4 million
- Interior stair replacement - Pennington Court - \$133,000
- Roof replacement - Kretschmer Homes, buildings #2 and #6 - \$336,000
- Elevator replacement - Kretschmer Homes, building #6 - \$209,400
- Fire doors - Stella Wright - \$517,000

### **Total Award Obligation: \$9.4 million**

**NJ 2-35B/South 12th Street:**

This project originally consisted of 95 units to be built between South 12th and South 13th Streets. To date, 48 units have been constructed and occupied. As a result of the Court Settlement Agreement, the turnkey method of construction must be utilized for the remaining 47 units. The tentative site approval has been granted and the Authority expects to receive final site approval from HUD soon.

**NJ 2-39/Irvine Turner Blvd. & Bergen Street:**

The NHA plans to construct 124 units on three sites on Irvine Turner Boulevard, Bergen Street and Muhammad Ali Avenue in the Central Ward. All necessary applications and documentation for site approval have been granted. Upon completion of further ongoing soil testing, the Authority will obtain final site approval and advertise for the developer's packet which has already been approved by HUD. The estimated time to start the actual construction for this project is June of 1991.

**NJ 2-40/Chadwick Avenue:**

The Authority has received and is reviewing bids on 100 units in the South Ward. Chadwick Avenue will house 86 units and 14 units will be built at the corner of Muhammad Ali Avenue and Quitman Street. They will consist of three, four and five bedroom units. The NHA has received proposals for the project and a panel designated by the executive director is presently reviewing them. Construction of this project will start by April 1991 and it will be completed within a one-year period.

**NJ 2-41/Elizabeth Valley/West Ward:**

In the Elizabeth Valley and West Ward, the NHA will build 194 units. All the information required including the Application for Tentative Site Approval was submitted to HUD in February 1990. The sites for this project are owned by the City of Newark which will be transferred to the Authority according to an ordinance approved by the City Council. The projected time to start construction of this project is July of 1991.

**NJ 2-42/North Ward/West Ward:**

The NHA is utilizing a different method with this proposal, where developers are asked to provide the land as well as construct the units. The project will consist of 194 units. Developers have been requested to submit proposals to build on land they control, with 40 percent in the West Ward and 60 percent in the North Ward. Upon the receipt of the proposals expected in late October, a developer will be selected to prepare construction documents and start construction.

An additional 1,118 units will be given funding priority in FFY 1990 through 1992 to complete Columbus Homes replacement units.

<b>1990</b>	390 units
<b>1991</b>	372 units
<b>1992</b>	356 units

### Aids Awareness Workshops

The NHA formed a partnership with the American Red Cross to conduct series of Aids Awareness Workshops at various public housing complexes. The program was funded by a \$35,000 matching grant from the U.S. Center for Disease Control.

### Thanksgiving Turkey for Residents

The NHA presented 500 needy public housing families with a \$10 voucher to be used toward the purchase of a Thanksgiving turkey in November 1989.

### Resident Awareness Programs

The NHA launched the Resident Awareness Program at various complexes. The meetings are the branch of the residents who wish to make positive changes at their developments.

NHA officials conducted resident awareness meetings at Stephen Crane Elderly, Baxter Terrace, Kretschmer Elderly and Bradley Court to identify areas of concern and to discuss methods to improve the quality of life for residents.

### Staff/Resident Caucuses

NHA staff participated in the General Tenants Meeting of the Walsh Homes Tenants Association to discuss resident concerns and solutions to improve the living conditions at the complex. NHA officials also met with Hayes Homes residents at Smyrna Baptist Church on June 4, 1990 to apprise them of the measures being implemented to improve the living environment for residents.

### Commissioners meet Regularly with NTC

On June 9, 1990, the NHA Board of Commissioners and NHA staff conducted their Quarterly Meeting with the Newark Tenants Council (NTC). Discussion focused on general and specific topics of interest to the NTC leadership, including security and adding grandchildren and foster children to the lease.

### NCT Awarded \$200,000 Services Contract

The NHA awarded a \$200,000 contract to the Newark Tenants Council. The contract which allows public housing residents to perform cleanup services before and after the NHA's Apartment Turnover (ATO). Teams have rehabilitated vacant apartments officially took effect August 6, 1990. Ten residents have facilitated apartment occupancy at Stella Wright Homes, Hayes Homes, Kretschmer Homes and Seth Boyden.

## PERSONNEL

In accordance with the Executive Director's instructions, employees are being offered various types of training. To date, over 300 NHA personnel have received training in leadership and stress, effective supervision, management skills, communications systems, problem solving and managing behavior problems. Housing Managers and Project Maintenance superintendents were also given specific training on the management of occupational hazards and the "Right to Know" legislation at project sites. The activity was conducted in collaboration with the state Department of Labor.

Conducted a series of workshops on the Drug-Free Workplace in cooperation with the state Attorney General's office. A representative conducted Drug Awareness sessions for staff and housing residents. Nearly 800 employees and over 400 residents at Kretschmer Elderly, Baxter Elderly, Seth Boyden Elderly, Stella Wright Homes and Walsh Homes have participated in the training sessions.

The state Department of Personnel conducted a five-day training session on supervision for executive and management personnel between September 5 and October 11, 1990. Among the 26 trainees were the Executive Director, three directors, chiefs, managers and superintendents.

Conducted workshops for the NHA supervisory staff. Managers and superintendents were given an overview by Personnel staff on procedures for requesting leave of absence and use of earned sick time.

Identified employees with chronic absenteeism as part of an Authority-wide effort to implement policies designed to eliminate this employee problem.

Conducted training workshops for employees "Right to Know" about hazards in the workplace.







*a quarterly publication*

# New Directions

Volume 5

NHA Employee Newsletter

Feb./Mar. 1991

## NHA-NTC Pageant: A Showcase of Winners



Pictured (l to r) are fourth runner-up Fatmawati Jones, 11; Baxter Terrace, first runner-up Cheekisha Guynes, 16; Hyatt Court, Miss NHA/NTC Sayadish Gordon, 16; Seth Boyden, second runner-up Ashella Toff, 17; Stella Wright Homes RMC, third runner-up Tamika Cooley, 18; Stephen Crane Village, and Alicia Bowman, 18, representing Walsh Homes.

*See Page 4*

## Kimi Gray Visits the NHA



Kimi Gray and NHA Executive Director Dr. Daniel Blue raise their hands in the everlasting power sign to the residents.

*See Page 8*

## *New Directions Staff*

**Valita Sellers-Alvin**  
Editor in Chief

**Yvonne Reynolds**  
Editor

**Shenita Orange**  
Staff Assistant

**Michael Jordan**  
Contributing Writer

## **Interested in Writing for New Directions? We Need Your Help!**

Anyone interested in submitting an article for New Directions, the NHA's employee/resident oriented newsletter, is encouraged to do so. Articles must be typed or legibly handwritten. Topics should be NHA related and of a positive nature. All materials submitted to New Directions will be edited to meet space and appropriate content requirements. For more information, contact Valita Sellers-Alvin, ext. 2212 or Yvonne Reynolds, ext. 2217.

## **Briefly . . .**

### **Public Employees Charitable Campaign Winners**

The NHA held its Victory Celebration on December 17, 1990 for our winning spirit exemplified in the 1990 Public Employees Charitable Campaign. Under the aggressive leadership of PEEC Campaign Manager Dorothea Lee, we surpassed last year's mark and raised a total of \$22,541. PSE&C Loaned Executive Mattie Simms was on hand to distribute prizes to NHA employees who participated in the program. Director Bill Sarchio won the grand prize of ice hockey tickets and dinner for two. Congratulations Bill!

### **Velazquez Replaces Carrino on NHA Board**

The NHA welcomes Commissioner Rolando Velazquez to the Board of Commissioners. A North Ward resident, he is an investigator in the state public defender's office. He replaces former Commissioner Anthony Carrino who resigned. Commissioner Velazquez is the fifth appointment Mayor Sharpe James has made to the NHA Board, since regaining appointment power to the NHA in January 1990.

### **NHA Food Drive**

The annual NHA Food Drive was very successful this year, according to Chief of Family Services Marie Williams. A ceremony to commence the giving of the food to needy public housing residents was held on Saturday, November 17, 1990 in the Board Room. The names of the families were comprised jointly by Family Services, the tenant presidents and the managers. The NHA gave out 60 food baskets and 500 gift certificates for turkeys. In addition, there was enough left over to give out 30 more food baskets at Christmas. Donations were made by approximately 25 NHA employees including all staff members of the Family Services Division and by the Honorable Kenneth Gibson, Attorney General Hermann, Omega Psi Phi, Upsilon Chapter, William Clark, businessman, and the Friends of Ken Gibson.



### **Christmas Party**

The NHA Christmas Party, held December 14, 1990 at the Branch Brook Manor turned out to be a success. The Christmas Party Committee, chaired by Dorothea Lee, sold over 200 \$25 tickets and over \$300 in ads for the journal to defray the cost. Committee members included Cynthia Altord, Joyce Bailey, Dalton Barrett, Josephine Bogden, Sheila Brown, April Byron, Beverly Calland, Laverne Clifton, Sandra Davis, Curtis Grayson, James Harston, James Heper, Barbara Insabella, Madeline James, Cynthia Jenkins, Frank Kardan, Terry Mechan, Margaret Montgomery, Renee Moon, Deborah Ore, Martha Person, Myrtle Seymour, Betty Smiley, Barbara Smith, Inez Smith, Priscila Walker and Marilyn Watsons.



### **NHA Holds Commissioners Retreat in Absecon, N.J.**

The Commissioners' major annual retreat, "A Decade for Solutions" was held Nov. 30-Dec. 1990 at the Seaview Golf Resort in Absecon, N.J. The intensive two-day work session was designed to provide commissioners with detailed information on the daily operations of the Authority. Thanks to the Retreat Committee: Veneta Stav-Hill, Karima Harvey, Patricia Kazimir, Robert Graham, William Sarchio, Carolyn Sawyer, and Torrance Satterwhite. Special assistance to the committee was provided by Josephine Bogden of Finance.

# Dr. Blue to Serve on National Commission

Dr. Daniel W. Blue, Jr., executive director of the Newark Housing Authority, (NHA) has been appointed to the National Commission on Severely Distressed Public Housing.

Dr. Blue, 51, was nominated to the Commission by U.S. Rep. Henry B. Gonzalez (D) of Texas, chairman of the House Subcommittee on Housing and Community Development earlier this year. The appointments were recently approved by Congress. Dr. Blue, who also serves as president of the state chapter of the National Association of Housing and Redevelopment Officials (NAHRO), is the only person from New Jersey selected to serve on the Commission.

"HUD, under Secretary Kemp, has been taking initiatives to rid public housing of abuses and neglect. I have taken a similar posture at the Newark Housing Authority to rid us of past problems," Dr. Blue said.

"I am delighted about the appointment and the vote of confidence this represents on my knowledge and experience. I am also pleased about serving on the Commission for the positive impact it will have on the NHA, the City of Newark and the state of New Jersey because it means the nation is looking favorably upon us. As a representative of all of these entities, we will have a voice in making policy that will affect the future of distressed public housing nationwide," said Dr. Blue.

The National Commission on Severely Distressed Public Housing, created by the HUD Reform Act of November 1989, was established to develop a national action plan to eliminate unfriendly conditions in severely distressed public housing projects. The Commission will have a professional staff and a \$2 million budget, composed of funds transferred by Congress from the Public Housing Modernization account.

There are a total of 18 Commission members, which include elected officials, public housing authority representatives and public housing residents. Six of the Commission members are appointed by HUD, six by Congress and six by the Senate.

The Commission has one year to identify public housing projects in a severe state of distress and to recommend a plan of action to HUD and Congress to correct those deficiencies by the year 2000. The group will review, research, analyze and make their recommendations on improving distressed public housing nationally.



***"I am also pleased about serving on the Commission for the positive impact it will have on the NHA, the City of Newark and the state of New Jersey"***

**The NHA Public Information Office  
430-2212/432-2217**

***We Publish***

**•New Directions •Housing Horizons**  
***"Information is Power"***

# NHA and NTC Pageant:

The NHA and the Newark Tenants Council, Inc. (NTC) combined their resources to recognize the achievements of 13 young ladies, ages 16-19 years, representing various NHA complexes at the 1990 Miss NHA/NTC Pageant, held on Sunday, October 28, 1990 at the Portuguese Pavilion.

This year's program, initiated by Councilman and NHA employee George Branch and coordinated by Elaine Hall, not only officially reestablished the tradition of providing an opportunity for youth to showcase their talents and express their views on current issues, it also marked the first time since the program's inception that the two agencies collaborated to sponsor the event.

And a triumphant comeback it was. Surrounded by more than 250 family members, friends and other well-wishers, the 13 contestants, after several months of intensive preparation, performed a series of riveting performances, including a spirited opening dance, a talent demonstration and a personal projection and an eveningwear competition. All elements of the program illustrated that our youth can rise to the occasion and demonstrate that they have the ingredients necessary for success.

During the final portion of the program, the contestants were asked to respond to a question on issues facing youth and the community. Sample questions put to the contestants included "What is the greatest challenge facing young people today?" "What do you feel is the biggest problem between parents and children today?" and "If you were chosen executive director of the NHA, what would you do to address the problems?"

"We are pleased to restore this program to the status it once enjoyed many years ago," said NHA Executive Director Dr. Blue. "It affords our youth an opportunity to demonstrate their talents and to articulate their views on current issues in an atmosphere which promotes teamwork, social development and positive self-esteem."

"We are a family in this effort," added Dr. Blue, who pledged the NHA's continued support of the program.

"There has always been a critical need for partnership between the NHA and NTC," said Mary Rone, NTC president. "We have joined hands



Contestants perform a rousing routine

in this venture and hope that our children not only perform their talents but also learn that while they may not always agree, many things may be accomplished through collective effort and shared interests."

"I am optimistic that this program will take hold if the same level of interest is demonstrated in the future by the NHA and NTC," Mrs. Rone added. "We can be the leaders worthy of emulation by other public housing authorities."

Amplifying on the theme of partnership, NTC Executive Director Alvin N. Wright presented a \$500 scholarship donation to Elaine Hall, and pledged to provide \$500 annually for as long as the program continues.

The success of the venture was attributed to the cooperative efforts of tenant association presidents, who selected youngsters to represent their respective complexes, and the support of residents, the NHA staff, officials and the Board of Commissioners as well as the business community.

The judging panel consisted of NHA Commissioners Gloria Cartwright and Wilnora Holman, Mildred Crump, teacher of braille, Gloria Norman, North Ward Cultural Center, Vicki Nickerson, a former model, Det. John Smith, Newark Police Department, Joyce Branch, wife of Councilman Branch and Earlene Taylor of AT&T.

# A Showcase of Winners

Munshear Muhammad served as pageant statistician

Sajadah Gordon, 16, Seth Boyden, who sang "I Am Changing," garnered the designation Miss NHA/NTC for 1990. For landing the title, Ms. Gordon received a \$200 savings bond and a \$50 Macy's gift certificate.

First place went to Chekeshia Dunnell, 16, Hvatt Court, who sang, "Eye On the Sparrow." She was awarded a \$100 savings bond and a \$50 gift certificate. Ashella Latt, 17, Stella Wright RMC, sang "Precious Lord" and was awarded second place; Tamika Cooley, 18, Stephen Crane Village, who recited poetry, was awarded third place; and Fatiyauh Jones, 11, Baxter Terrace, danced to "Summer Madness" and received fourth place. Second through fourth place winners each received a \$50 savings bond and a \$25 gift certificate.

Other contestants were Trameekquan Gibson, 15, Bergen Street Village, who performed her rendition of "Tomorrow"; Letecia Whitaker, 14, Woodlawn Village, who sang "For The Good of Them"; and Alicia Bowman, 18, Walsh Homes, who danced to "Can't Touch This."

Yvelonda Hedgepath, 14, New Horizon Gardens, performed an African dance; Aciela Kinney, 15, Scudder Homes, poetry recitation; Lakesha Bailey, 14, Broadway Village, performed a dance; and Anesha Brailsford, 14, Bradley Court, performed a rap song which she penned herself; and Ishaller Melvin, 15, Kretschmer Homes, sang the tune, "Home."

The pageant also featured special performances by Renee White, the 1990 "Miss Teenage Society," the winner of a pageant designed for young ladies throughout the city.

In recognition of their efforts, all contestants received a certification of participation and a trophy.

Additionally, the NTC honored the contestants at a special program on Friday, November 9, 1990. The NHA Board of Commissioners presented a resolution to both Ms. Hall, pageant coordinator, and Ms. Muhammad, in recognition of their outstanding contributions at its November 15, 1990 board meeting. Sajadah Gordon, the 1990 Miss NHA/NTC was also presented a resolution by the NHA Board of Commissioners for her achievement.

All contestants will be recognized by the Newark City Council for their participation in the pageant, according to Councilman Branch. In addition, plans call for the contestants to participate in the next six city wide parades.

The 1990 pageant was clearly a triumph! Plans are in progress for an encore, with hopes to generate greater participation among young people in 1991.

Said Sajadah Gordon, pageant winner, who aspires to be a lawyer, "I entered the pageant because I wanted the experience to compete with others. I learned that I am talented and that I have the potential to be a winner and to achieve success and that it's not easy."

***I have the potential to be a winner and to achieve success"***

*-Sajadah Gordon*



Winner Sajadah Gordon belts out a powerful rendition of "I Am Changing"

# Briefly . . .

## Official Closing of Columbus Homes

October 3, 1990, the day of the official closing of Building #1, the last open building at Columbus Homes, marked the end of an era for the NHA. Honorable Mayor Saappe James attended the ceremony and expressed his support of the end of the high-rise era in public housing.

## NHA Contributes to AIDS Research through NY Dance-a-thon

Dana Rone of the Modernization Department raised \$537 on behalf of the NHA in a December 8 Dance-A-Thon held at the Jacob Javitz Convention Center in New York City. Ms. Rone danced five hours to benefit the Gay Men's Health Crisis Center for AIDS Research. "I had a good time dancing because it was for such a worthy cause. I want to thank all of my NHA colleagues for their support," Ms. Rone said.

## Operation Clean Sweep

The reports on the August 23, 1990 "Operation Clean Sweep," a drug elimination program conducted at Building #6 of Stella Wright Homes continue to be positive. Residents report an overwhelming improvement in the cleanliness and safety of the building. Many letters and words of thanks, encouragement and support have been sent to the NHA on behalf of the residents for the effort.

## NHA Awards over 150 NAACP Memberships to Youth

Dr. Blue donated the membership application fee of over 150 public housing youths to enable the youngsters to become members of the Newark Chapter of the NAACP. President Keith Jones called Dr. Blue's effort "commendable." The NAACP youth membership is designed to help the youngsters develop leadership skills. They will also interact with other NAACP youth from across the country.

## Spartans Project

Effective February 1991, the NHA is establishing a Special Project Assault Repair Team and New Strategies SPARTANS. The SPARTANS project is a new maintenance improvement strategy that involves a concentrated approach toward upgrading the common areas of each complex within the NHA housing inventory. Staff assigned to this project will consist of select NHA employees who will work as members of five-man maintenance teams, a personnel representative, a coordinator, a management supervisor, a personnel counselor and a social worker.

Emphasis will be placed on conducting a thorough cleaning and repairing of all common areas, with special attention on addressing all code violations in those areas. Equally important, the SPARTANS will assist the staff at the project level by providing training, counseling and support and increasing resident responsibility for maintaining the common areas. For further information, contact the Personnel Department at ext. 8-2540.



Columbus Homes



Columbus Homes



Clean Sweep



Clean Sweep

# Spotlight on NHA Painter Foreman Edward Gunn

by Michael Jordan



One of the nicest things the late Aileen Simkins did for the NHA was giving in our industrious Edward Gunn as the first black apprentice painter on March 2, 1953. Ms. Simkins was a lady of great wisdom. Her choice was superb.

Employees who have been here longer will remember Mr. Gunn served under the guidance of Peter Yablonsky and John Lacken for the Authority. (Mr. Yablonsky is legendary at the NHA. After he retired, he became a commissioner.) Tony January was also instrumental in shaping Mr. Gunn's career. Other people who worked with him include Henry Rose, Jack Frank, Jake Ostrow, Larry Reluso, Joe Ferraro, Joe Bennett, Manny Kaiser and Al Tortoriello, Sr.

He started at the time when Otto F. Kretschmer Homes was almost complete, but lacked elevators. Mr. Gunn, working with 80 painters throughout the Authority, had to walk up many flights of stairs with paint for the apartments.

In 1957, the military beckoned and Mr. Gunn answered the call to serve in the U.S. Army. He went to Fort Benning, Georgia and was later shipped overseas to Germany for 18 months. On October 13, 1959, he was released. He immediately returned to the NHA to become a journeyman painter.

Mr. Gunn met his wife, then Wilma Morgan, in 1964 when she worked for Stella Wright Homes. A few years later, they were married. They raised five children, one girl and four boys. In 1967, he was promoted to assistant foreman and the couple purchased their home in Hillside.

Currently, the ever-busy Mr. Gunn is the painter supervisor of central maintenance. He is also an accomplished bass guitarist, fishing enthusiast and an avid gardener. He and his wife now have three grandchildren.

*Editor's Note:* This article was written by Michael Jordan before he retired. Thanks Mike for your dedication and for being a consistent contributor to *New Directions*.



This year will mark Eddie Gunn's 38th year

## Apartment for the Elderly Available

Units available for the elderly (at least 55 years and older), or disabled or handicapped persons.

The Housing Authority of the City of Newark has apartments immediately available in its buildings for the elderly located throughout the city of Newark. Call 430-2238 for details.

# Kimi Gray Vi





# sits the NHA



Inspirational. Moving. Powerful. Those are only a few of the words that describe the message brought to the NHA family by "Jack Kemp's favorite public housing resident," the dynamic national tenant advocate, Ms. Kimi O. Gray.

For two days in September (18-19), Ms. Gray visited the NHA staff, residents, local Newark officials and the business community. The NHA's Kimi Gray Committee, headed by Beverly Calland of the Executive Office, rolled out the red carpet for Ms. Gray showering her with plaques, flowers and a Board resolution in her honor.

A reception in the elegant surroundings of the Newark Public Library was the greeting place for Ms. Gray where she met with public housing officials throughout the state, tenant presidents, the Newark Tenants Council and the NHA Commissioners and staff.

The next day she spoke to residents at Stella Wright, followed by a luncheon with local business people at the Vista Hotel in Elizabeth. The day concluded with a rousing rally for the residents of Walsh Homes.

Ms. Gray's message to all of the groups had the same underlying theme of resident empowerment. She encouraged residents to start their own improvement projects and businesses. She told the business community that they should let residents share in their prosperity or their businesses wouldn't be prosperous in the future. She told her audiences that through resident management, her own complex had changed from dilapidation into a modernized model example of public housing.

Ms. Gray is the chairwoman of Kenilworth-Parkside Resident Management Corporation of Washington, D.C.

# Briefly . . .

## Community Investigation Unit

Based at the Hayes Homes complex, the newly created Community Investigation Unit (CIU) consists of investigators and support personnel, who investigate drug-related activity and the arrests of those residents and/or individuals engaged in illegal activity.

The CIU works closely with the NHA's Legal Department, which has been instructed to aggressively process all lease violations for possible court action and eviction.

Headed by George Stampe, CIU has been fulfilling their mission as illustrated by a recent case in which the staff recovered confiscated NHA property by seeking information, pursuing all leads provided by witnesses and coordinating their activities. The expertise of the CIU and its skillful handling of the incident led to a positive outcome, while reinforcing the need for the existence of the CIU as a vehicle to safeguard the interests of residents.

Beyond combating illegal drugs and drug-related crime, the CIU's efforts are bolstered by other activities such as addressing problems caused by disruptive residents and educating both residents and managers on how they can help to reduce drug-related activity at their respective development.

## Night Shift

Under the supervision of Charlie Wright, a new night shift unit comprising skilled tradesmen and security personnel is presently in place to address residents' maintenance-related concerns, with special emphasis on scheduling and correcting work order repairs and reducing the surplus of work orders.

Headquartered at the NHA's central office, these employees will be available to provide assistance to residents Monday through Friday, between the hours of 1 p.m. and 9 p.m.

## Tenant Awareness Program

The Tenant Awareness Program is intended to address housing improvements and the educational and enrichment needs of residents. Operating from the Hayes Homes complex, the staff, headed by NHA employee Coordinator George Branch, holds regular meetings with residents to discuss and resolve maintenance-related repairs at their complex. Additionally, staff will be helping residents to develop educational and recreation programs at their site.

Both the Tenant Awareness Program and the CIU operate five days a week, Monday through Friday, 8:30 a.m. to 5 p.m. The Tenant Awareness Program staff can be reached by calling 201-430-2497, 430-2498, 430-2499, or 430-2489. The CIU can be reached at (201) 430-2490, 430-2491, or 430-2492.

## Hotline

With the recent hiring of Connie Sweeney, hotline coordinator, the NHA is furthering its mission toward improving the service delivery system for residents. A new telephone hotline service, also based at the NHA's administrative offices, is currently in operation to handle complaints, concerns and referrals. Hours of operation are Monday through Friday, 8:30 to 11 p.m.

Beyond achieving a more efficient and responsive service delivery system, it is expected that these two services will enable residents to arrange for services during a time more



# NHA Launches Drug-Free Workplace Campaign

In keeping with the Drug Free Workplace Act of 1988 and an executive directive to promote a drug-free work environment, the Personnel Department, in conjunction with the New Jersey Attorney General's Office on Narcotics, began a massive campaign last January to educate NHA employees and residents on the dangers of drug and alcohol use.

Under the coordination of NHA's training coordinator Curtis Grayson, the drug awareness workshops featured a presentation by George Hicks, project specialist and urban liaison for the Narcotics Task Force, which included free literature on the laws currently in effect in the state of New Jersey for drug possession and drug trafficking, as well as information on local substance abuse treatment facilities.

Founder and former executive director of the New Well Drug and Alcohol Rehabilitation Center in Newark, Mr. Hicks, brought his wealth of experience and knowledge as a lecturer, counselor and teacher and ability to relate to people of diverse backgrounds and age groups to assist the NHA in focusing attention on the problems associated with substance abuse.

Mr. Hicks met with nearly 800 employees and over 400 residents at Kretzmer Elderly, Baxter Elderly, Sern Boyden Elderly, Walsh Homes and Stella Wright Homes. In addition, many youth employed by the NHA during the summer of 1990 participated in the training sessions.

The program has been favorably received as evident by the number of residents who requested additional information during the sessions. "Employees, too, actively participated in the workshops and, the fact that they received valuable information made for a successful program," said Mr. Grayson. It is hoped that the information gained by all participants will reach and benefit others in the community through information exchange and sharing.

Mr. Grayson said that the workshops will continue unabated so that the NHA can reach as wide an audience as possible. "It is our objective to continue to provide training opportunities for other resident associations and new employees."

At this juncture, the NHA wishes to extend its gratitude to the Attorney's General's Office, and especially to Mr. Hicks, for its assistance and cooperation and for accommodating the schedules of many NHA residents.

*Among those attending workshop presenter George "Spac" Hicks (far left) and NHA training coordinator Curtis Grayson (far right) for the drug awareness workshop were Baxter Elderly residents (left to right) Gertrude Rogers, tenant association vice presidents Kar Phillips and president Ella Davis.*

**Remember to support**

**A Dollar for A Scholar  
Foundation Fund**

**Join the Payroll Deduction Plan**



# Briefly . . .

## *NHA to House Public Library Satellite Centers*

Dr. Blue and other NHA officials joined the Newark Public Library and Newark Tenants Council officials on a tour of public housing on January 4, 1991. The purpose of the tour at Ste la Wright Homes, Walsh Homes, Seth Boyden Elderly and James C. White Manor was to determine the appropriate locations for the establishment of pilot reading satellite centers which would provide direct library service to public housing residents. The plan of action calls for the centers to function as reading centers with a volunteer staff. The timetable for implementation of this project is six-months to one-year.

## *NHA Tenant Selection Division Commended*

Dalton Barrett, chief of Tenant Selection, was recently commended for his participation in a self help workshop, sponsored by the Newark Emergency Services for Families, at the Carlton Hotel on December 10, 1990. Mr. Barrett's presentation focused on NHA's policies and procedures on providing housing for the homeless and for those seeking permanent housing. He was assisted by Betty Smiley, management specialist.

## *NHA Goes to JCHA to learn more about RMCS*

The Division of Family Services, under the supervision of Kathleen Todd, senior community relations specialist, recently sponsored a bus ride to the Jersey City Housing Authority (JCHA) for residents interested in learning more about the resident management program. Through a series of meetings, NHA residents were exposed to the JCHA's resident management operation from both an administrative and resident perspective and were also hosted at a luncheon.

Recently, Ms. Todd was invited by HUD's Newark Office to share her expertise on "Resident Management in Public Housing" at a conference entitled, "Housing Alternatives for the Nineties," at Monmouth College.

## *Recycling Program Underway*

The NHA has successfully implemented a recycling program at the NHA's central offices, all townhouse sites and at several elderly complexes.

Under the direction of Carolyn Reese, assistant chief of administrative services, and Raymond Spinnelli, chief of project maintenance, the NHA initiated the recycling effort with a series of meetings with the City of Newark to purchase the necessary equipment for the collection of newspapers, office papers and aluminum cans.

A key component of the program centered on coordinating resident association meetings with the Mayor's office to insure that everyone involved would be adequately informed about the program.

With all of the program's elements in place, the NHA's administrative offices at 57 Sussex Avenue, James Street, and at 215 Lock Street officially began sorting newspapers, office papers and aluminum cans from office garbage in October 1990. Additionally, all townhouse sites are currently in compliance with the law and the NHA is planning to expand the program to include high rise developments, beginning at Walsh Homes.

Commendations to Ms. Reese and Mr. Spinnelli for their outstanding efforts to bring this program to fruition!



# Scholarship Dance



Chairman Zinterford Smith congratulates the recipient of scholarship recipient Nasir ismail



Commissioner Doreen Moore gives a congratulatory message to the students. Russ Mues



Anthony Ammann recognizes the achievements of former NHA scholarship recipients



Ibn Samad Unique, an aspiring accountant, receives encouragement from CPA and Commissioner Charmi Mouyine



Erica Yarborough of Seth Boyden Court proudly accepts her award



Ms. Yarborough is congratulated by Commissioner John Robinson



Commissioner Garmagh addresses the audience



First Fidelity Bank Executive meets Business and congratulates Rosa Jimenez

# ATO Reception

The monumental task of renovating over 1,600 apartments in a one-year period, accomplished by the Department of Housing Management and its superb Apartment Turnover Teams (ATO), was recognized at an award reception for the 106 workers on November 17, 1990 at the Quality Inn, Newark.

"If there's anything you should be proud of accomplishing in your life, this should certainly be included," Director of Housing Denise Coleman told the employees.

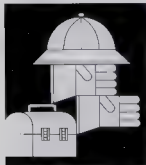
Executive Director Dr. Daniel Blue, Assistant Executive Director Ben Beil and Commissioners Spruill, Metayne and Cartwright also spoke to the audience. They each cited how proud they were of the workers for reaching their goal and for furthering the Authority along toward its goals. There was one female member of the ATO Teams, Painter Foreman Elaine Davis. Each employee was presented with a certificate of appreciation. Gold lapel pins will also be presented to the teams.

In addition to the ATO Teams, other divisions of the Department of Housing were also recognized for their support efforts in making the renovations and the families' moves run smoothly. They are Terry Lucas, court settlement coordinator, Dalton Barrett, chief of tenant section and the tenant section division, the managers, superintendents and regional coordinators.

David Hodge was recognized as the Coordinator of the ATO Teams. He was assisted by LaMark Tillery. The supervisors of the teams were: Team A - Ronnie Tappen; Team B - Joseph DeFaabi and Team C - Donald Edwards.

Recently, the A Team presented Mr. Tillery with a plaque honoring him for working closely with them.

Congratulations to all NHA employees who contributed to the success of the ATO effort!



# ATO Reception



Team A



James and Karen



Ag 1



Department of housing



Resident Council



Ag 2



4. Coordinator David Hodge



Grant Section

# Calendar of Events

## February 1991

- 11 *Observance of Lincoln's Birthday*
- 18 *Observance of Washington's Birthday*
- 19 *Resolution Review Meeting*
- 21 *NHA Board of Commissioners Meeting*



## March 1991

- 19 *Resolution Review Meeting*
- 21 *NHA Board of Commissioners Meeting*
- 29 *Good Friday*



## April 1991

- 16 *Resolution Review Meeting*
- 18 *NHA Board of Commissioners Meeting*



### HOUSING AUTHORITY OF THE CITY OF NEWARK

57 Sussex Avenue  
Newark New Jersey 07103-3992

Dr. Daniel W. Blue, Jr  
*Executive Director*  
Zinnerford Smith  
*Chairman*

BULK RATE  
U.S. POSTAGE  
PAID  
PERMIT 5791  
NEWARK, NJ

#### Commissioners

Charon J.W. Motayne • Rolando Velazquez • Wilnora Holman  
Gloria L. Cartwright • Robert Spruill • Lynell Robinson





**HOUSING AUTHORITY OF THE CITY OF NEWARK  
TOWNHOUSE DEVELOPMENT NJ2-40**

**FACT SHEET**

**Developer.** Serenity Redevelopment Group, Kinnelon, N.J

**Location.** 86 units in the South Ward, Chadwick Avenue area, 14 units in the Central Ward, corner of Quitman Street and Muhammad Ali Avenue Total - 100 units

**Density:** Average of 24 units per acre

**Estimated date for completion** 15 months

**Cost of construction.** \$7.9 million

**Type of units:** Townhouse

**Configuration.** 3, 4 and 5 bedrooms, 2 to 3 story buildings, with 5 units equipped for persons with mobility impairments and two units equipped for persons with hearing or vision impairments.

**Additional Information**

- o All units are equipped with a living room, dining area, 1 1/2 bathrooms for 3 bedroom units and 2 bathrooms for 4 and 5 bedroom units.
- o Each unit is equipped with a gas stove, refrigerator, sleeve for air conditioner, hookups for washing machines and dryers, gas furnace and kitchen cabinets. Exhaust fans will be in the kitchen and bathrooms.
- o Community areas are provided on the sites.
- o A concrete walkway will be provided from the parking area, accessed through a well-lit, covered pathway to the street. The pathway will also create a break in the row townhouse design in order to maintain and uphold the neighborhood architectural standards.
- o Landscaping, designed to create privacy for each resident, will consist of grass area, evergreen trees and flowering shrubs.
- o Site layout is designed for resident privacy and safety.

154

M E M O R A N D U M


HOUSING AUTHORITY OF THE CITY OF NEWARK

DATE: April 24, 1991

TO: Attached Distribution

FROM: Dr. Daniel W. Blue, Jr.  
Executive Director

SUBJECT: NJ 2-40 Groundbreaking Ceremony  
Thursday, April 25, 1991



Please adjust your schedule to attend the NJ 2-40 Groundbreaking Ceremony on Thursday, April 25, 1991 at 10:00 AM. The ceremony will be held at the corner of Bergen Street and Madison Avenue, Newark, New Jersey.

DWB:g  
Attachment

cc: B. Bell  
B. Quattlebaum

LIST OF EMPLOYEES TO ATTEND THE  
NJ2-40 GROUND BREAKING CEREMONY  
APRIL 25, 1991

---

NAMES	COMMITTEE	DEPT
• 1 ALVIN, V	*	• PR
• 2 BIANCO, J	*	• REDEV
• 3 BOGDEN, J	*	• FIN
• 4 CALLAND, B	*	• EXEC
• 5 FLEMMING-SAWYERR, C	*	• ADMIN
• 6 FOSTER, A	*	• HSG
• 7 INSABELLA, B	*	• FIN
• 8 JAMES, E	*	• HSG
• 9 LEE, D	*	• ADMIN
• 10 LUCAS, T	*	• ADMIN
• 11 MARAMBA, R	*	• PR
• 12 MORGAN, J	*	• AED
• 13 NELSON, G	*	• ADMIN
• 14 PARILLO, J	*	• HSG
• 15 PAYNE, S	*	• HSG
• 16 REESE, C	*	• AED
• 17 REYNOLDS, Y	*	• PR
• 18 ROWE, D	*	• ADMIN
• 19 SHEEHAN, M	*	• FIN
• 20 TUCKER, C	*	• ADMIN
• 21 WILSON, M	*	• HSG
• 22 ARMOUR, F		• LEGAL
• 23 ASANTE, A		• PERS
• 24 BAKKER, D		• FIN
• 25 BARONE, S		• LEGAL

LIST OF EMPLOYEES TO ATTEND THE  
NJ2-40 GROUNDBREAKING CEREMONY  
APRIL 25, 1991

---

<u>NAME</u>	<u>COMMITTEE</u>	<u>DEPT</u>
• 26 BARRETT, D		HSG
• 27 BEASLEY, D		HSG
• 28 BELL, CHARLES		AED
• 29 BRANCH, G		AED
• 30 BRAUN, C		HSG
• 31 BRINSON, C		AED
• 32 BROWN, LUCETTE		PR
• 33 COLEMAN, D		HSG
• 34 COVERT, K		REDEV
• 35 CURREY-WILLIAMS, G		EXEC
• 36 DEAN, D		SEC
• 37 DIETRICH, P		SEC
• 38 DOUGLAS, L		HSG
• 39 DZADZIO, R		MOD
• 40 GRAHAM, R		AED
• 41 HARVEY, K		REDEV
• 42 JACKSON, H		MOD
• 43 KARDAN, F		REDEV
• 44 KAZIMIR, P		PR
• 45 MC MILLON, G		LEGAL
• 46 MENNELLA, J		PERS
• 47 NGUVU, S		HSG
• 48 REID, K		MOD
• 49 RODRIGUEZ, M		HSG
• 50 RUBIN, A		EXEC

LIST OF EMPLOYEES TO ATEND THE  
NJ2-40 GROUNDBREAKING CEREMONY  
APRIL 25, 1991

---

NAMES	COMMITTEE	DEPT
. 51 SANKPAL, J		MOD
. 52 SANTOS, P		AED
. 53 SIAS-HILL, V		ADMIN
. 54 SIMMONS, L		SEC
. 55 SIRCHIO, W		FIN
. 56 SMITH, C		EXEC
. 57 SPINELLI, R		HSG
. 58 STAMPE, G		SEC
. 59 THOMAS, I		FIN
. 60 THOMAS, J		FIN
. 61 WILLIAMS, A		SEC
. 62 WILLIAMS, C		HSG
. 63 WILLIAMS, W		HSG
. 64 WILSON, W		PERS
. 65 ZANAGARI, J		HSG

**HOUSING AUTHORITY OF THE CITY OF NEWARK  
N.J. 2-40 GROUND BREAKING CEREMONY**

**Thursday, April 25, 1991**

**South Ward Site  
Attendance Sheet**

**Responses as of April 24, 1991**

NAME/ORGANIZATION	RESPONSE		NO
	Will	Attend	
1. Mary Rone/NTC	X	P S	
2. Hon. George Branch/City Council	X	P S	
3. Anthony M. Villane /HUD-N.Y.	X	P S	
4. Comm. James Orange/NHA	X		
5. Eugene Campbell/Sch. Bd.	X	P	
6. Joseph Manfredi/Eliz. HA	X		
7. William Zaidel/Eliz. HA	X		
8. Comm. W. Holman/NHA Comm.	X	P	
9. Glen/Katzin's Uniform			X
10. Donnell Brown/NCC	X		
11. Fiore Braccioforte/Branch Brook Manor	X		
12. Ed White/Branch Brook Manor	X		
13. Peter Carter/County Executive	X		
14. Thomas H. Branch/N.Y. HA, Dr. Villane's Asst	X		X
15. Zinnerford Smith/MHA Comm.	X	P S	
16. Dr. Alfred B. Johnson	X	P S	
17. Bob Slade/Hudson Cty. Welfare	X		
18. Richard Monteilh/City of Newark BA	X	P S	
19. Rev. Terry Patrick	X		
20. Joseph Parlavecchio/Freeholder Pres.	X	P S	
21. Martin L. Ewing/Nwk. Parking Auth.	X		
22. Abbie Stebbins/UCC	X		
23. Eleanor Walker/Bd. of Education	X		
24. Dorothy Gould/Bd. of Education	X		
25. Kenneth Gibson/Gibson Assoc.	X	P	
26. Assemblywoman Bush/NJ State	X	P	
27. Luis Quintana/Deputy Mayor	X	P	
28. Claude Coleman/Nwk. P.D.			X
29. Rev. Levin B. West/Grace Reform	X		
30. Gerald Fitzhugh/Public Library	X		
31. Lola Amica/Public Library	X		
32. Alice Barnett/Beth Israel Med. Ctr.	X		
33. Bertha Martin/Chadwick-Tenant Pres.	X		
34. Paul Pintella/Aide to Sen. Lautenberg	X	P S	
35. Sen. Lautenberg			X
36. Rev Anna Brown/St. Paul FBH Church	X		
37. Pauline Guy/St. Paul FBH Church	X		
38. Mary Harrison/Red Bank Housing E.D.	X		
39. Brenda Perry/Red Bank Housing	X		
40. Charles Terry/Anheuser Bush	X		

**Attendance Sheet**  
**Responses as of April 24, 1991**

41.	Janice Moore/Anheuser Bush	X	
42.	Aaron Hairston/Anheuser Bush	X	
43.	James E. Churchman/Churchman Funeral	X	
44.	Edith Chrchman/Chrchman Funeral	X	
45.	Rose Gary/Don Todd Assoc.	X	
46.	Charles Knox/Port Authority		X
47.	Mr. McDonald/Atlantic National Bank		X
48.	Jimmy Zangari/Assembly		X
49.	Linda Boyer/Day & Zimmerman	X	
50.	Day & Zimmerman	X	
51.	Day & Zimmerman	X	
52.	Edna Bailey/E.B. Public Relations	X	
53.	Pam Goldstein/Mayor's Office		X
54.	Emmett Spurlock/Div. on Civil Rights	X	
55.	Jennifer Eng/Nwk. Chmbr. of Commerce		X
56.	Jospeh Schiff/HUD		X
57.	Rochelle Evans/United Hosp.	X	
58.	Calvin West/Mayor's Off.	XP	
59.	Karen de Bartolome/Port Authority		X
60.	Council Pres. Grant/City Council		X
61.	Councilman Bradley/City Council	XP S	
62.	Councilwoman Villani/City Council		
63.	Councilman Rice/City Council		X
64.	Councilman Tucker/City Council		
65.	Councilman Carrino/City Council		
66.	Councilman Martinez/City Council		X
67.	Councilman Harris/City Council	XP S	
68.	Steve Hruby/Architects Unltd.	X	
69.	Al Zach/City Engineer		X
70.	Violet B. Hamilton/NTAC-NYCHA	X	
71.	Thomas D'Alessio/County Exec.	XP S	
72.	Congressman Payne/N.J. State		X
73.	Theodore Britton/HUD	XP S	
74.	Maria Candelaria/Kretchmer Homes	X	
75.	Jack Kemp/HUD, Secretary		X
76.	Shiela Jones/Scattered Sites TP	X	
77.	Fleeta Barnes/First Fidelity	X	
78.	Gov. Florio		X
79.	Harold Lucas/City of Nwk.	X	
80.	Samuel Miller/Nwk. Museum		X
81.	Claude Stevens/New York HA		X
82.	Eunice Brown/Terrell Homes Tenant Rep.	X	
83.	Richard Hall/Nwk. Colaboration	X	
84.	Lisa Tolson/Tolson Pub. Relations	X	
85.	Comm. M. Primas/HUD		X
86.	Meyer Tincelli/Comm. Primas' Rep.	XP S	
87.	Rev. Elijah Williams/Welcome Bapt. Chr.	X	
88.	Mr. Akanno/Berger Hotels, Corp.	X	
89.	Chief Fitzpatrick/Nwk Fire Dept.	X	

Attendance Sheet  
Responses as of April 24, 1991

90.	Gregory Jackson/Nwk. Colaboration	X	
91.	Marge Roukema/State		X
92.	Mr. Bracy/Bracy & Sons	X	
93.	Mrs. Bracy/Bracy & Sons	X	
94.	Robert Homes, Esq./Robert Homes Atty.	X	
95.	William Reid/Orange House <i>E.D.</i>	X	
96.	Joe Sullivan/N.Y. Times	X	
97.	Sen. Bradley/State		X
98.	Phillip Miller/NJ Housing Mortgage	X	
99.	Kevin Quince/NJ Housing Mortgage		X
100.	Commissioner Cartwright	X	S
101	" Mortgage	X	S
102	Sharpe Jones, Mayor	X	S

67- Staff  
30- Seniors  
22- Yrs

119

68- yes ( 25 ) dias  
43- 50%



## **HOUSING AUTHORITY OF THE CITY OF NEWARK TOWNHOUSE DEVELOPMENT NJ2-40**

### **Questions & Answers**

**Q1. How many townhouses will comprise the new public housing development, designated as NJ2-40?**

A1. NJ2-40 will be comprised of **100 townhouses**. The units will consist of 72 three-bedrooms, 20 four-bedrooms and 8 five-bedroom townhouses. Also included in the design and construction are seven units designed specifically for individuals with handicapping conditions.

**Q2. Where will the new units be located?**

A2. The townhouses will be located in Newark's **South and Central Wards**. Project plans specify the construction of 24 units on Chadwick Avenue; nine units on Avon Avenue, 42 units on Bergen Street; 14 units on Quitman Street; and 11 units on Seymour Avenue.

**Q3. Who is the designated developer for this public housing development and how were they selected?**

A3. The designated developer for NJ2-40, **Serenity Redevelopment Group, Inc.** based in Kinnelon, N.J., was selected from among eight construction and redevelopment firms which submitted proposals on September 27, 1990.

The Board of Commissioners of the Housing Authority of the City of Newark (NHA) approved a resolution authorizing the designation to Serenity Redevelopment Group at a special board meeting held on November 27, 1990.

**Q4. What is the significance of this designation?**

A4. This designation is the first in a series the NHA anticipates to offer during the next several months to reach the quota of 465 units of new public housing which must be under contract prior to the demolition of Columbus Homes.

Additionally, this is the **first 100 units of a total of 1,777** to be built by the NHA over the next five years. The townhouses will be integrated into the residential community and will be in harmony with existing structures.

**Q5. When will construction of the new public housing development commence and when will it be completed?**

A5. Construction of the project is scheduled to begin in **June 1991** and will be completed in **September 1992**. Additionally, a minimum of 30 percent minority participation will be involved in the project.

**Q6. What type of construction will be utilized?**

A6. The **"turnkey" method** of construction will be used to build the units, which essentially means the developer will be responsible for the construction of the site. Once all phases of construction have been completed to the satisfaction of the NHA, the developer will turn the sites over to the NHA and will receive payment for services.

**Q7. Who will be responsible for monitoring the progress of the developer?**

A7. **Day and Zimmerman, Inc., a construction management firm**, based in Florham Park, N.J., will be charged with monitoring the developer to insure that the project proceeds according to schedule and within budget.